

Arboricultural Implications

Report

and

Tree Condition Survey

**Yorkley Court Community Farm,
Yorkley,
Gloucestershire**

GL15 4TZ

Community Tree Project
Arboricultural Services

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28th July 2014
Reference : AIY-1

1 Introduction

- 1.1 This report has been compiled on behalf of Yorkley Court Community Farm Ltd,
- 1.2 This report was prepared to help inform the planning application for change of use of parts of the land to residential use.
- 1.3 The site is located to to the south of Yorkley Court Farm which is south of the village of Yorkley.
- 1.4 The site consists of approximately 6.5 acres of grassland and 13.5 acres of naturally regenerating scrub with extensive young trees and a number of larger trees along the east and west boundaries and around a disused military camp in the centre of the site. A track leads down from the Yorkley Road in the north to the military camp then on to a gate into an adjoining field at the south of the site. Two public footpaths cross the site. The site sits in a valley.
- 1.5 The site is bordered by the Yorkley Road to the north and surrounding fields except for the south easterly boundary which adjoins Forestry Commission woodland.
- 1.6 The area earmarked for development spreads across the land.

2 Relevant Planning Policy

2.1 National policies and guidance

- 2.1.1 **National Planning Policy Framework (March 2012)** from the Department for Communities and Local Government states ‘planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss’
- 2.1.2 There are no trees or habitats on this site that fit this description within the National Planning Policy Framework
- 2.1.3 **The British Standards Institute published BS 5837 (2012)** ‘Trees in relation to design, demolition and construction – Recommendations’ in April 2012. The document was developed through consultation with engineers, architects, landscape architects, central government and developers and gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures.
- 2.1.4 Where development is proposed BS5837 provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention. The surveying of trees as part of the feasibility assessment of a site is important to ensure that the trees inform the design process.

2.2 Relevant Planning Policy - Local policies and guidance

2.2.1 Policy CSP.2 - Climate Change

3 - Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide

additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

2.2.2 Having reviewed the relevant local policies and considering the low impact nature and woodland management plan and land management plan of the proposed development in my opinion the development complies with local planning policy.

3 Background

3.1 Tree root growth is opportunistic, they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures. When hostile conditions are encountered root growth will be limited.

3.2 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil. These roots absorb moisture and nutrients needed for growth and contrary to popular belief mature trees do not have a large deep taproot that obtains moisture from great depth. The root system of mature beech trees are particularly susceptible to disturbance, they do not tolerate compaction or level changes.

3.3 An ideal soil for root growth is about 50% pore space (in urban areas this is often significantly reduced). These pores, the spaces between soil particles, are filled with water and air, construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen in the soil that is essential to the growth and function of the roots.

3.4 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.

- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
- Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

3.5 Damage to trees (including their root systems) may impact on their long-term health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury.

4 Discussion

4.1 Development plans do not include any significant tree works. Some very young trees may require removal or replanting.

4.2 Some of the development includes the use of existing structures and some footpaths that run within root protection areas (RPAs). The client was informed of this and the adverse impact on trees and were advised to route paths away from RPAs. Where this is unavoidable the client was advised to avoid excessive compaction by constructing board walks with supports outside of RPAs. Likewise platforms for structures should be placed in a fashion that avoids, or minimized impact in RPAs. They were also informed how to calculate RPAs.

4.3 The proposed structures have no solid foundations and do not require any excavation work. As such they will have negligible impact in relation to more intensive construction methods.

5 Tree Survey

5.1 Tree Survey Methodology

5.1.1 Trees were surveyed if their canopy spread to within two meters of proposed areas of development; residential structure locations and the unsurfaced footpaths to access these locations. Trees with canopies that were close to the compacted stone track-way that runs the length of the site, and is included in the development, were not surveyed.

5.1.2 The survey was completed in accordance with BS5837:2012

5.1.3 The site was surveyed on 23rd July 2014

5.1.4 The attached tree survey plan Drawing Number TSY-1 was produced using a map supplied by the client.

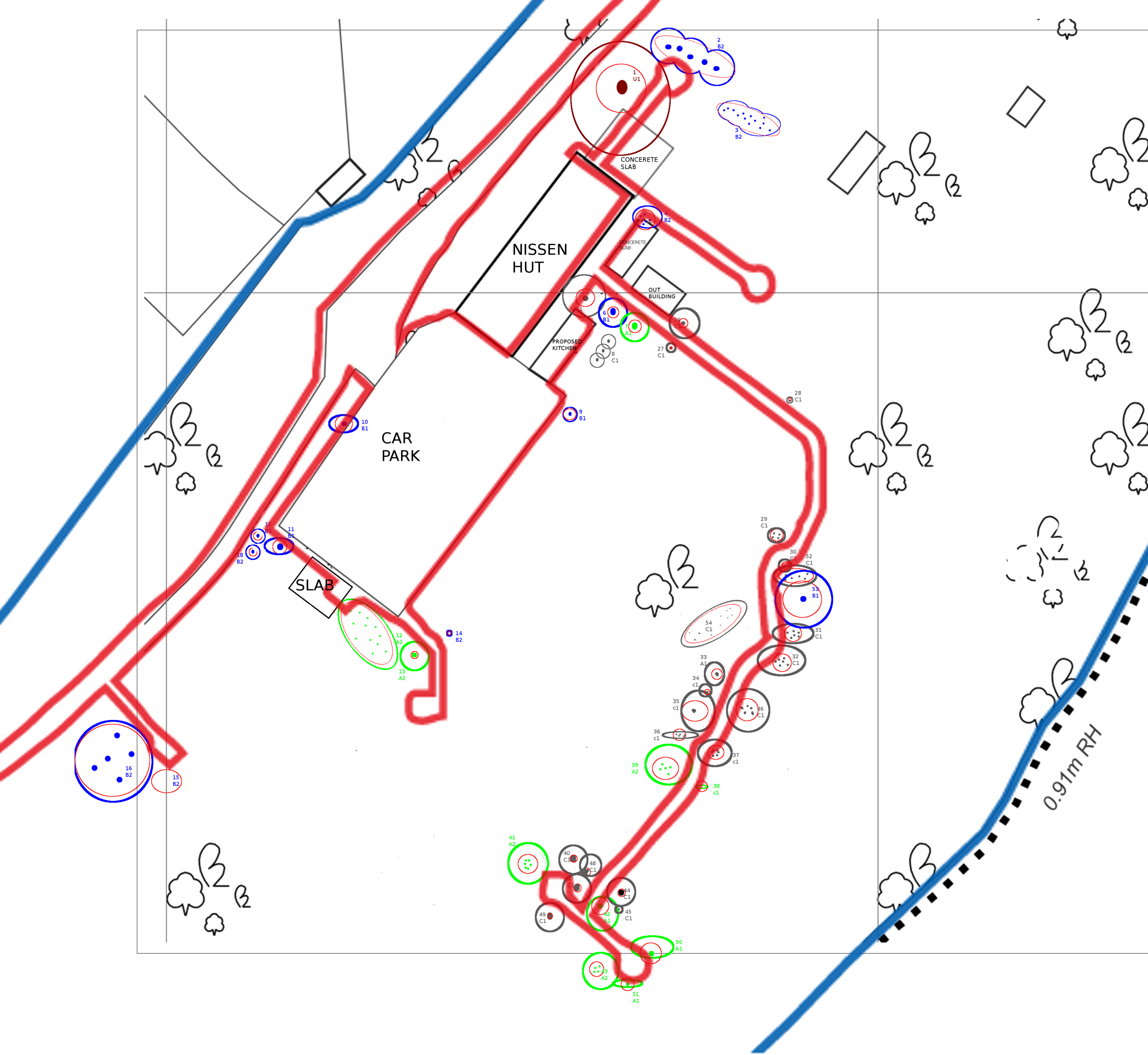
5.2 Tree Survey Constraints

5.2.1 A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However trees found in a structurally dangerous condition are identified.

5.2.2 Trees close to areas of development, but outside of the area shown in TSY-1, were surveyed. These areas had a far lower density of trees compared to the area included in the survey. Due to time constraints further plans to illustrate the position of these trees could not be produced. They will be supplied as discussed with the client.

Yorkley Court Community Farm - Tree Survey

Tree No.	Species	Hgt (m)	Stem dia (mm)	No. of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Height	Age Class	Description	Preliminary Recommendations	BS Cat
1	Willow	11	300	ms	7	7	9	7	2	O-Mat	Large split at base with decay	remove/coppice/pollard	U
2	Willow Group	7	140		3	3	3	3	2	Young			B2
3	Willow Group	6	75		1	1	1	1	3	Young			B2
4	Willow Group	5	200		2	3	1	1	3	Young		retain / pollard?	B2
5	Willow	7	300	ms	3	3	3	3	3.5	Mid	Heavy squirrel damage	remove/coppice/pollard	U
6	Oak	6	125	1	2	2	2	2	2	Young	Some squirrel damage	retain	B1
7	Hawthorn	6	150	1	2	2	2	2	1	Young		retain	A1
8	Birch Group	5	150	1	1	1	1	1	2	Young	Heavy squirrel damage, dead tops	remove	U
9	Willow Pollard	3	150	7	1	1	1	1	1.5	Mid	Pollard	retain	B1
10	Willow	7	200	1	1	2	1	2	2	Mid	Some previous poor pruning	pollard / prune ?	B1
11	Willow	7	170	1	1	2	2	1	3	Young		pollard / prune ?	B1
12	Willow Haw Birch	6	60							Young	Group of young trees		A2
13	Oak	5	80	1	2	2	2	2		Young			A2
14	Ash	4.5	50	1	0.8	0.8	0.8	0.8		Young			B2
15	Willow	5.5	60	ms	3	3	2	3	2.5	Young			B2
16	Willow Group	5	40							Young			B2
17	Willow	5	60	ms	1	1	1	1	2	Young			B2
18	Hazel	4	40	ms	1	1	1	1		Young			B2
19	Hawthorn	5	90	3	2.5	2.5	2.5	2.5	1	Young			A1
20	Elder group	4	150		0.8	0.8	0.8	0.8	2	Young			C1
21	Elder Group	4.5	17		0.8	0.8	0.8	0.8	1.5	Young			C1
22	Elder Group	4.5	150		0.8	0.8	0.8	0.8	1.5	Young			C1
23	Oak	6	200	1	4	3.3	3.5	3	1	Young	Significant squirrel damage		B1
24	Birch	5	80	1	1	1	2	1	1.75	Young			C1
25	Willow group	3	10	1	0.2	0.2	0.2	0.2	1.7	Young			C1
26	Oak	6	110	1	2	2.5	2.5	2	1.5	Young			C1
27	Oak	3	30	1	1	0.5	0.5	1	0.35	Young			C1
28	Ash	3.5	50	1	1	1	1	1	2	Young			C1
29	Oak group	3	40		0.5	0.5	0.5	0.5	0.1	Young			C1
30	Oak	4	90	1	2	2	2	2	0.4	Young			C1
31	Hazel	5	60	ms	1	3	2	3		Young			C1
32	Willow	7	110	ms	1.5	3	2	4	2.5	Young			C1
33	Ash	6	125	1	1.5	1	2	2	3	Young			A1
34	Ash	5	60	1	2			2	3.5	Young			C1
35	Willow	7	115	2	3	3	2	2		Young			A1
36	Willow	5	80	ms	1	2		4	4	Young			C1
37	Hazel	4.5	80	ms	2	3	2	2	2	Young			C1
38	Ash	5.5	130	1	1	2			4	Young			A2
39	Willow	5	140	ms	5	4	1	3	4	Young			A2
40	Ash	5	75	1	2	2	2	2	3.5	Young			C1
41	Willow	7	130	ms	3	3	3	3	1.5	Young			A1
42	Ash	8	200	1	2.5	2	4	2.5	6	Young			A1
43	Hawthorn	6	100	4	2.5	3	3	2	2	Young			A2
44	willow	8	50	ms	2	2	2	1	2	Young			C1
45	Hawthorn	6	60	ms	1.5	1.5	1.5	1.5	2	Young			C1
46	willow	8	200	ms	3	3	3	3	4	Young			C1
47	ash	11	100	2	2	2	2	2	6	Young			C1
48	Willow	7	80	5	3	3				Young			C1
49	Willow	5	60	1	2	2	2	2	2	Young			C1
50	oak	8	250	1	6	6		6		Young			A1
51	oak	5	150	1	1		1	4		Young			A1
52	willow ash oak blackthorn willow	4	20		0.5	0.5	0.5	0.5		Young			C1
53	willow ash oak blackthorn	12		ms	8	8	8	8		Young			C1
54	willow ash oak blackthorn	4	20		0.5	0.5	0.5	0.5		Young			C1
56	Hawthorn group	6	70		2	3	2		1.5	Young			C1



Yorkley Court Community Farm
Yorkley Road
Yorkley
GL15 4TX

Tree Survey Plan for
Yorkley Court Community Farm Ltd

Scale: 1:500 @ A3

Date: 25/7/2014

Drawing Number: TSY-1

- Category U Tree
- Category C Tree
- Category B Tree
- Category A Tree
- Root Protection Area
- Development Boundary

The original of this drawing was produced in colour
a monochrome copy should not be relied upon

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